

096.0

0002

0012.0

Map

Block

Lot

1 of 1  
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

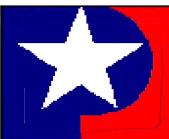
985,200 / 985,200

USE VALUE:

985,200 / 985,200

ASSESSED:

985,200 / 985,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
86		FALMOUTH RD W, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: MURRAY LAURENCE D--ETAL

Owner 2: MURRAY BETH L

Owner 3:

Street 1: 86 FALMOUTH ROAD WEST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .197 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 2376 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8580		Sq. Ft.	Site		0	70.	0.79	4									474,180						474,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							8580.000		511,000				474,200		985,200						62826	
																	GIS Ref					
																	GIS Ref					
																	Insp Date					
																	11/16/18					

 Total Card / Total Parcel  
 985,200 / 985,200  
 985,200 / 985,200  
 985,200 / 985,200

!7856!

**USER DEFINED**

Prior Id # 1:	62826
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	06:18:09
PRINT	
LAST REV	
Date	Time
06/20/19	15:45:23
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
		18478-126		8/1/1987		90,000	No	No	A	

**BUILDING PERMITS**

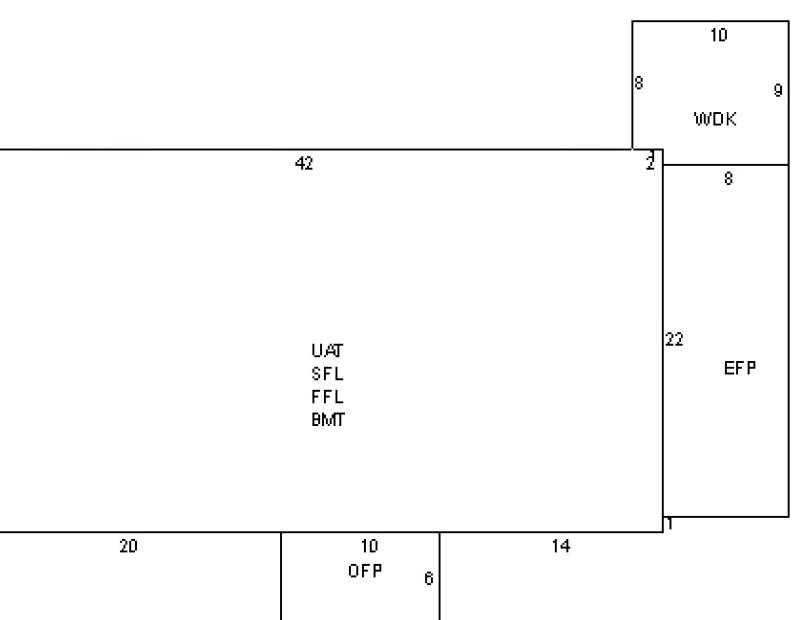
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/12/2014	1551	Wood Dec	5,600					8 x 6 deck on sout	11/16/2018	MEAS&NOTICE	CC	Chris C
11/10/2014	1526	Wood Dec	6,300					Build new deck.	1/29/2014	Info Fm Prmt	EMK	Ellen K
10/18/2013	1550	Manual	1,700	C					4/11/2013	Info Fm Prmt	MM	Mary M
12/10/2012	1631	Shed	4,200	C					6/29/2005	Permit Visit	BR	B Rossignol
12/3/2003	1041	Renovate	32,000	C		G6	GR FY06	REDO KIT & 1/2 BTH	11/8/1999	Mailer Sent		
									10/18/1999	Measured	256	PATRIOT
									8/21/1991		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 6 - Colonial	2A - 2 Sty +Attic	Full Bath: 2	Rating: Good	A Bath: 1	Rating: Very Good									10 8 WDK 9							
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:									2 8							
Foundation: 1 - Concrete	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									42							
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:									24									
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Very Good	1st Res Grid   Desc: Line 1   # Units 1								UAT SFL FFL BMT									
Color: GREY	View / Desir:	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	22 EFP				
<b>GENERAL INFORMATION</b>				A Fpl:	Rating:																
Grade: B- - Good (-)	Year Blt: 1924	Eff Yr Blt:	WSFlue:	Rating:																	
Alt LUC:	Alt %:																				
Jurisdct: G16	Fact: .																				
Const Mod:																					
Lump Sum Adj:																					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Phys Cond: GD - Good	18. %	Functional:								Exterior:	No Unit	RMS	BRS	FL					
Sec Int Wall:	%	Economic:	%	Additions:								Interior:	1	8	5						
Partition: T - Typical		Special:	%	Kitchen:																	
Prim Floors: 3 - Hardwood		Override:	%	Baths:																	
Sec Floors:	%	Total:	18.6 %	Plumbing:																	
Bsmnt Flr: 12 - Concrete				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar: 1				General:																	
Electric: 3 - Typical					Totals																
Insulation: 2 - Typical					1	8	5														
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100		% AC:																			
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 096.0-0002-0012.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y	1	8X10	A	AV	2000		0.00	T	15.2	101								
More: N																Total Yard Items:					
																Total Special Features:					
																Total:					



**RESIDENTIAL GRID**

1st Res Grid | Desc: Line 1 | # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RM: 8 BR: 5 Baths: 2 HB

20 10 OFF 6 14

24

UAT SFL FFL BMT

22 EFP

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,056	45.180	47,712	UAT	100	FLA	100	A	
FFL	First Floor	1,056	150.610	159,041						
SFL	Second Floor	1,056	150.610	159,041						
UAT	Upper Attic	264	105.420	27,832						
EFP	Enclos Porch	176	43.120	7,588						
WDK	Deck	88	16.160	1,422						
OFF	Open Porch	60	44.440	2,666						
	Net Sketched Area:	3,756	Total:	405,302						
Size Ad	2112	Gross Area	4548	FinArea	2376					

**SUB AREA DETAIL**

**IMAGE**

**AssessPro Patriot Properties, Inc**

